

**S-25-2008**  
**Galicia Subdivision**  
**1597 West Claybourne Ave.**  
**R-1-6 Zone**  
**2 Lots**

**BACKGROUND**

Mr Oscar Galicia, is requesting preliminary and final plat approval for the Galicia Subdivision. The proposed subdivision will amend lots 38-41 in Block 7 of the Chesterfield Subdivision. The purpose for the subdivision is to create an additional building lot. The proposed subdivision is bordered on the east and south by existing single family development, the west by Lester Street and the north by Claybourne Avenue.

**STAFF/AGENCY CONCERNS:**

Fire Department:

- X Fire hydrant to be within 250 feet of the new dwelling.

Granger Hunter Improvement District:

- X Project will need to run availability for water, sewer and fire protection.
- X Subject to design and review inspections.

Utility Agencies:

- X Subject to all standard easement locations.

Public Works:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- § Will need to determine whether public improvements will be required along Claybourne Ave. and Lester Street, or whether a delay agreement will be required.
- § Revisions to the plat required.
- § Will need to coordinate subdivision name with County Auditor's Office.

Building Inspections:

- § Will evaluate ground water issues at the building permit.

## **ISSUES:**

The applicant is proposing a new subdivision to be known as the Galicia Subdivision. The purpose for the subdivision will be to create an additional building lot. By doing so, the new plat will amend lots 38-41 in Block 7 of the Chesterfield Subdivision.

An existing dwelling will remain on what will be lot 1. Various out-buildings will be removed as part of the new subdivision. A new two car garage will be constructed on lot 1 to replace the existing garage used by the single family dwelling. All setbacks to the existing dwelling will be met as part of the new subdivision.

The property is zoned R-1-6. The minimum lot size in this zone is 6,000 square feet with a minimum frontage of 65 feet. The applicant is requesting a reduction to the frontage of what will be lot 2. The width of the property fronting Lester Street is only 127.51 feet. This will provide a 65 foot width for lot 1 and a 62.51 foot width for lot 2. Staff has explained to the applicant that the frontage for the second lot could be reduced if the dwelling size is increased by 200 square feet and all masonry products are used on the exterior of the dwelling. The applicant understands this and will comply with this ordinance.

Access to the subdivision will be gained from Claybourne Avenue and Lester Street. At the present time, public improvements do not exist along either street frontage. The City Engineering Division is recommending that curb, gutter and sidewalk be installed across both frontages as part of the subdivision. Storm drain connections will also need to be made. Plan and profiles of these improvements will need to be provided for review by the Engineering Division.

The applicant and/or builder will need to address the potential of ground water impacts at the time of the building permit. The Building Official, in conjunction with the Engineering Division will do an on site investigation and will evaluate surrounding development to determine if a soils report is needed.

## **STAFF ALTERNATIVES:**

- A. Approve the Galicia Subdivision subject to the following conditions:
  - 1. That the subdivision name be approved by Salt Lake County.

2. That all matters pertaining to any existing irrigation system be addressed with the City Engineering Division.
  3. That the developer resolve all staff and agency concerns.
  4. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
  5. That plan and profiles be submitted for improvements along Claybourne Ave. and Lester Streets.
  6. That a new 2 car garage be built to replace the existing garage for use on lot 1.
  7. That the frontage on lot 2 be reduce to 62.51 feet. This reduction is allowed by increasing the square footage of the dwelling by 200 square feet and by using 100% masonry products as defined in City ordinance.
  8. That if basements are planned, an evaluation will need to be made by the City Engineering Division and Building Official as to whether a soils report will be needed, or if an on-site inspection is sufficient to determine the basement depth.
- B. Continuance to allow the developer an opportunity to address issues raised during the public hearing.

**Applicant:**

Oscar Galicia

Not in Attendance

**Discussion:** Steve Lehman presented the application. Jack Matheson questioned if item number 5 in the staff alternatives should be removed. Steve Lehman stated that it can be withdrawn in the motion because item number three will qualify for the resolution of any problems. Jack Matheson questioned if the normal frontage for this type of property is 65 feet. Steve Lehman stated that it is and added that the ordinance allows for a 15% decrease.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Matheson moved for approval subject to the 8 staff conditions, striking condition number 5.

Commissioner Conder seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

**Unanimous- S-25-2008–Approved**